

TABULAR DATA	
ZONING PETITION NO.	Z/CA2004-021
PROJECT NAME	COLONY LAKE RE-PLAT NO. 1
TOTAL DWELLING UNITS	43-ATTACHED TOWNHOMES
TOTAL ACREAGE	5.09 ACRES
DENSITY	8.45 DU/AC.

0907-002

COLONY LAKE RE-PLAT NO. 1

BEING A REPLAT OF A PORTION OF COLONY LAKE
 RECORDED IN PLAT BOOK 107, PAGES 40 THROUGH 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 ALSO LYING WITHIN A PORTION OF
 SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 3

76
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH) S.S.
 THIS INSTRUMENT WAS FILED FOR
 RECORD AT 3:17 P.M.
 THIS Jan 20 13
 DAY OF 30 20 13
 AND DULY RECORDED IN:
 PLAT BOOK 116
 ON PAGE 76-78
 SHARON R. BOCK
 CLERK & COMPTROLLER
 PALM BEACH COUNTY
 BY: *A. A. Khan*
 DEPUTY CLERK

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT COLONY LAKE DEVELOPMENT CO. LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS COLONY LAKE RE-PLAT NO. 1, BEING A RE-PLAT OF A PORTION OF THE PLAT OF COLONY LAKE AS RECORDED IN PLAT BOOK 107, PAGE 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7 THROUGH 50, INCLUSIVE, AND TRACTS B AND E OF COLONY LAKE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 107, AT PAGE 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

IN ALL CONTAINING 5.09 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT B-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 18659, PG. 1455, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT E-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7 DAY OF January, 2013.

COLONY LAKE DEVELOPMENT CO., LLC
 A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Nathaniel Duncan*
 PRINT NAME: Nathaniel Duncan
 WITNESS: *David Klaffer*
 PRINT NAME: David Klaffer

BY: *Elliot Monter*
 ELLIOT MONTER
 PRESIDENT

ACKNOWLEDGEMENT

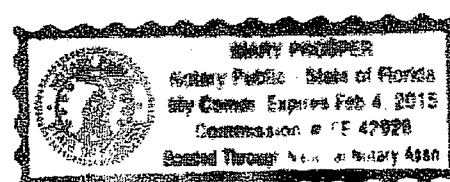
STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ELLIOT MONTER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF COLONY LAKE DEVELOPMENT CO., LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7 DAY OF January, 2013.

MY COMMISSION EXPIRES: 2-4-2015
 COMMISSION NUMBER: EE 42928

Mary Prosper
 NOTARY PUBLIC
Mary Prosper
 PRINT NAME



ACCEPTANCE OF RESERVATIONS

STATE OF Florida
 COUNTY OF Palm Beach

THE "COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.", HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 7 DAY OF January, 2013.

COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: *Nathaniel Duncan*
 PRINT NAME: Nathaniel Duncan
 WITNESS: *David Klaffer*
 PRINT NAME: David Klaffer

BY: *Elliot Monter*
 ELLIOT MONTER
 PRESIDENT

ACKNOWLEDGEMENT

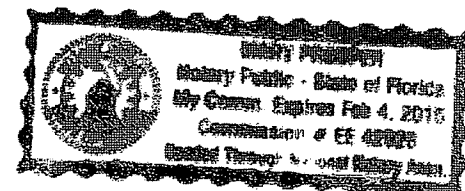
STATE OF Florida
 COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED ELLIOT MONTER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7 DAY OF January, 2013.

MY COMMISSION EXPIRES: 2-4-2015
 COMMISSION NUMBER: EE 42928

Mary Prosper
 NOTARY PUBLIC
Mary Prosper
 PRINT NAME



TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, HILARY S. FEINSTOCK, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN COLONY LAKE DEVELOPMENT COMPANY, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 1-7-13

BY: *Hilary S. Feinstock*
 HILARY S. FEINSTOCK
 FLORIDA BAR NO. 510350

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 1/9/13

David A. Bower
 DAVID A. BOWER, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5688

COUNTY APPROVAL

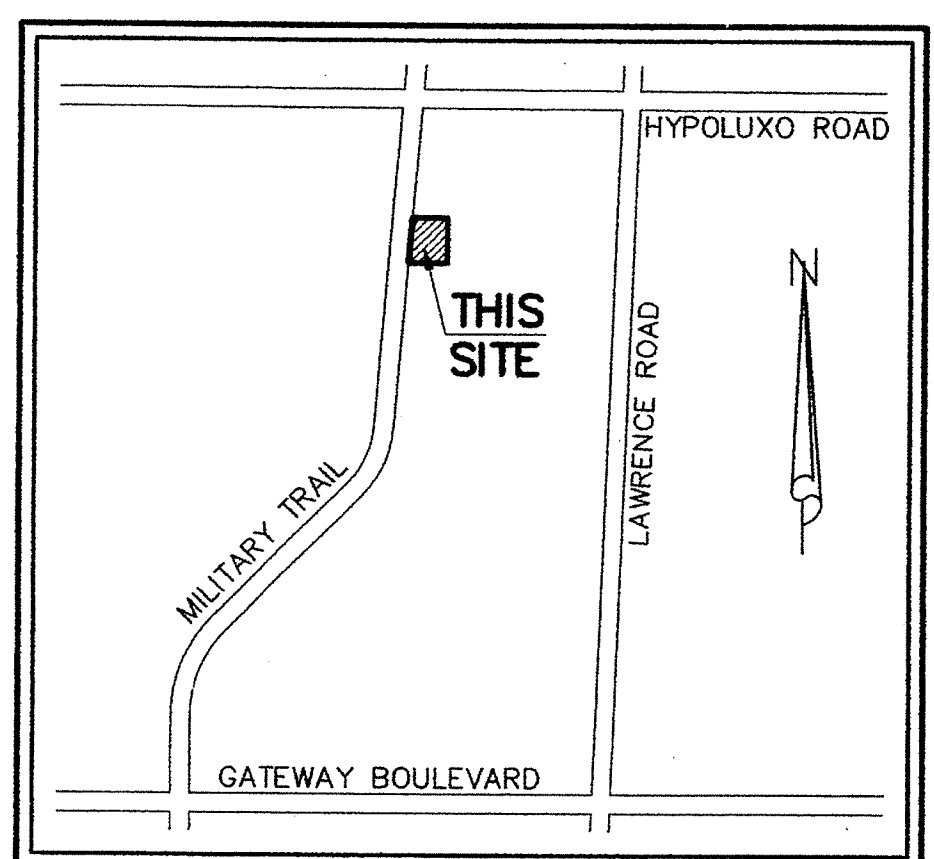
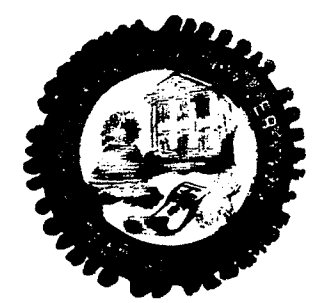
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 30 DAY OF January, 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: *George T. Webb*
 GEORGE T. WEBB, P.E. - COUNTY ENGINEER

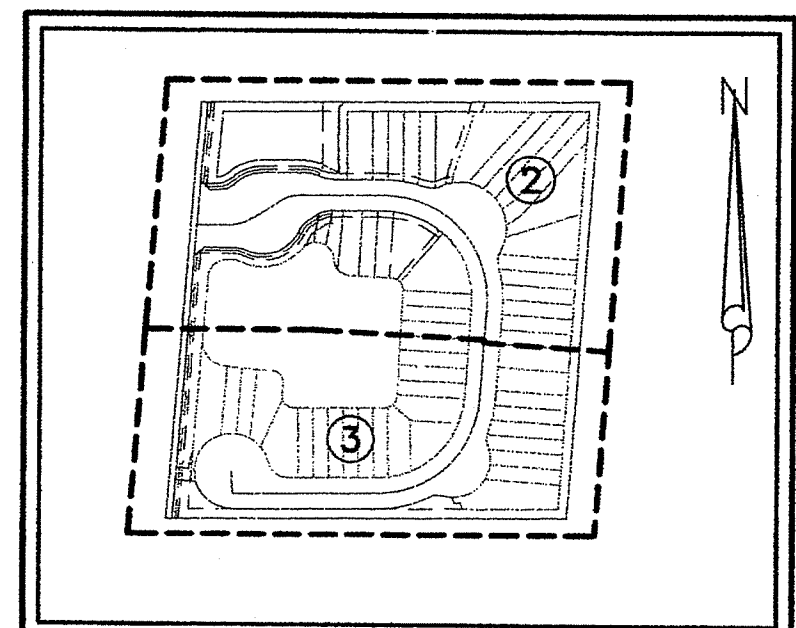
SURVEYORS NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF COLONY LAKE, AS RECORDED IN PLAT BOOK 107, PAGES 40 THROUGH 42 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING S04°03'05"W BASED UPON THE NORTH AMERICAN DATUM OF 1993, ON THE 1990 ADJUSTMENT FOR THE FLORIDA TRANSVERSE MERCATOR - EAST ZONE.
- PERMANENT REFERENCE MONUMENT (P.R.M.) 4" DIAMETER CONCRETE MONUMENT WITH P.K. NAIL IN BRASS DISC STAMPED "PRM LB 6599"
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
- CURVILINEAR TRACT LINES AND EASEMENT LINES ARE RADIAL UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN HEREON ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT, ZONE - FLORIDA EAST, LINEAR UNIT - US SURVEY FOOT, COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, ALL DISTANCES ARE GROUND, SCALE FACTOR = 1.0000375, GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LOCATION MAP
 NOT TO SCALE



KEY MAP
 NOT TO SCALE

SEAL
 COLONY LAKE DEVELOPMENT CO., LLC
 A FLORIDA LIMITED LIABILITY COMPANY
 SEAL

SEAL
 COLONY LAKE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.
 SEAL

SEAL
 COUNTY ENGINEER
 SEAL

SEAL
 SURVEYOR SEAL

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
 460 BUSINESS PARK WAY * SUITE B * ROYAL PALM BEACH, FL * 33411
 PHONE: (561) 753-0650 FAX: (561) 753-0290
 E-MAIL: DJLASSC@BELLSOUTH.NET

SCALE: AS SHOWN CHECKED BY: DAB DATE: 09/06/12
 DRAWN BY: NFC JOB NO.: 12-056-001

THIS INSTRUMENT WAS PREPARED BY:
 DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
 OF DENNIS J. LEAVY AND ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER: LB6599
 460 BUSINESS PARK WAY, SUITE B
 ROYAL PALM BEACH, FLORIDA 33411
 PHONE: (561) 753 - 0650
 FAX: (561) 753 - 0290
 E-MAIL: DJLASSC@BELLSOUTH.NET